



**PRESENT:**

Mr. Jack R. Wilson, III, Chairman  
Mr. Daniel A. Gecker, Vice-Chairman  
Mr. Russell J. Gulley  
Mr. Sherman W. Litton  
Mr. F. Wayne Bass  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**ALSO PRESENT:**

Mr. M. D. "Pete" Stith, Jr., Deputy County Administrator,  
Community Development  
Mr. Glenn E. Larson, Assistant Director, Plans and Information  
Branch, Planning Department  
Mr. Michael E. Tompkins, Assistant Director/Zoning Administrator,  
Development Review, Planning Department  
Ms. Beverly F. Rogers, Assistant Director, Zoning and  
Special Projects, Planning Department  
Mr. Robert V. Clay, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Jane Peterson, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Darla W. Orr, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Teresa C. Davis, Administrative Secretary, Zoning and  
Special Projects, Planning Department  
Mr. Carl D. Schlaudt, Planning Administrator,  
Development Review, Planning Department  
Mr. Gregory E. Allen, Planning Administrator,  
Development Review, Planning Department  
Mr. Jeffrey H. Lamson, Senior Planner, Development  
Review, Planning Department  
Mr. Alan G. Coker, Senior Planner, Development  
Review, Planning Department

Mr. Joseph E. Feest, Planning Administrator, Development  
Review, Planning Department  
Ms. Barbara Fassett, Planning Administrator, Advance Planning  
and Research Branch, Planning Department  
Mr. James K. Bowling, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Mr. Steven F. Haasch, Senior Planner, Advance Planning and  
Research Branch, Planning Department  
Ms. Linda N. Lewis, Administrative Assistant, Administrative  
Branch, Planning Department  
Ms. Michelle L. Martin, Secretary  
Administrative Branch, Planning Department  
Mr. David W. Robinson, Assistant County Attorney,  
County Attorney's Office  
Ms. Tara McGee, Assistant County Attorney,  
County Attorney's Office  
Mr. Allan M. Carmody, Director,  
Budget and Management Department  
Mr. James R. Banks, Assistant Director,  
Transportation Department  
Mr. Richard M. McElfish, Director,  
Environmental Engineering Department  
Mr. Scott Flanigan, Acting Water Quality Administrator,  
Environmental Engineering Department  
Mr. Douglas Pritchard, Jr., Engineering Supervisor,  
Environmental Engineering Department  
Mr. Randolph Phelps, Senior Engineer,  
Utilities Department  
Lt. John P. Jones, Assistant Fire Marshal, Fire & Life Safety,  
Fire Department  
Mr. John "Buster" Frith, Communications Specialist,  
Radio Shop  
Mr. James W. Eicher, CPTED Planner, Crime Prevention Unit,  
Support Services Division, Police Department

### **WORK SESSION**

At approximately 12:00 p. m., Messrs. Wilson, Gecker, Gulley, Litton, Bass and staff met in Room 502 of the Chesterfield County Administration Building for lunch and a work session to discuss the following:

- A.** Requests to **Postpone Action, Emergency Additions** or **Changes** in the **Order of Presentation**.
- B.** Review **Upcoming Agendas**.  
(NOTE: At this time, any rezonings or conditional uses scheduled for future meetings will be discussed.)

- C. Review **Day's Agenda**.  
(NOTE: At this time, any items listed for the 3:00 p. m. and 7:00 p. m. Sessions will be discussed.)
- D. **Plans and Information Section Update.**
- E. **Work Program – Review and Update.**
- F. **Appointment of Members to Outdoor Advertising Committee.**
- G. **Follow-up Discussion of Proposed Amendments to *Substantial Accord Policy*.**
- H. **Follow-up Discussion Relative to Security for High Density Residential Development.**
- I. **Follow-up Discussion Relative to *Swift Creek Reservoir Watershed Master Plan*.**
- J. **Proposed Ordinance Amendment Relative to Regulation of the Size of Certain Non-Commercial Signs in Agricultural and Residential Districts.**
- K. **Adjournment.**

**A. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

On motion of Mr. Gecker, seconded by Mr. Litton, the Commission amended the agenda to add to the 7:00p.m. Evening Session new Items VI. and XII., Citizens' Input on Unscheduled Matters; and to reorder the agenda accordingly.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**B. REVIEW UPCOMING AGENDAS.**

Ms. Rogers presented an overview of the Commission's upcoming case schedules, noting there were sixteen (16) cases scheduled on the October 17<sup>th</sup> agenda, fifteen (15) cases scheduled on the November 16<sup>th</sup> agenda, five (5) cases scheduled on the December 14<sup>th</sup> agenda and six (6) cases scheduled on the January 16, 2007, Planning Commission meeting agenda.

Mr. Turner advised the Commission of changes being implemented relative to the processing of zoning requests, indicating that, effective December 1, 2006, applicants would no longer be permitted to move their cases from agenda to agenda. He further explained that cases would be scheduled for public hearing based upon the filing deadline.

**C. REVIEW DAY'S AGENDA.**

Mr. Tompkins presented an overview of, and staff's recommendations for, requests to be considered at the 3:00 p. m. Afternoon Session.

During discussion of Case 06PR0366, Otterdale Partners, LLC, scheduled for discussion at the 3:00 p. m. Afternoon Session, Mr. Wilson declared a conflict of interest pursuant to the Virginia Conflict of Interest Act, noting his firm represented the applicant in matters other than zoning, excused himself from the meeting at 1:52 p. m. and returned at 1:53 p. m.

Ms. Rogers presented an overview of, and staff's recommendations for, requests to be considered at the 7:00p.m. Evening Session.

Mr. Turner addressed the proposed Code Amendment relative to setback standards in the Route 10 Corridor East and Enon Core Districts scheduled for public hearing at the 7:00 p. m. Evening Session, noting staff would be requesting a deferral to the October 17, 2006, Planning Commission meeting.

**D. PLANS AND INFORMATION SECTION UPDATE.**

Mr. Larson noted the September 20, 2006, Special Planning Commission meeting scheduled at 7:00 p. m. at Monacan High School regarding the draft *Northern Courthouse Road Community Plan*.

**E. WORK PROGRAM.**

There was no discussion relative to the Commission's Work Program and the October 2006 Work Program was adopted, as presented.

**F. APPOINTMENT OF MEMBERS TO OUTDOOR ADVERTISING COMMITTEE.**

There was discussion relative to expanding the list of recommended committee members and, therefore, it was on motion of Mr. Gulley, seconded by Mr. Gecker, that the Commission deferred appointment of members to the Outdoor Advertising Committee to the October 17, 2006, Work Session.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**G. FOLLOW-UP DISCUSSION OF PROPOSED AMENDMENTS TO SUBSTANTIAL ACCORD POLICY.**

Mr. Turner noted staff was requesting deferral of discussion of the *Substantial Accord Policy* relative to notification of adjacents to the November 16, 2006, Planning Commission Work Session to allow staff the opportunity to evaluate all possible alternatives and related impacts.

On motion of Mr. Gecker, seconded by Mr. Gulley, the Commission resolved to defer discussion of the *Substantial Accord Policy* relative to the notification of adjacents to the November 16, 2006, Planning Commission Work Session.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**H. FOLLOW-UP DISCUSSION RELATIVE TO SECURITY FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT.**

Mr. Jim Eicher, CEPTD Planner, updated the Commission regarding their request for information relative to potential conflicts of the CPTED standards with the provisions of the Uniform Statewide Building Code, noting that, subsequent to staff review, no conflicts were identified and a determination had been made that the majority of CEPTD recommendations were not directly related to building construction issues.

It was noted that, as staff discussed applications for townhouse or multifamily dwelling units, concerns relative to security would be reviewed with applicants and that staff would offer the following suggested language to applicants who wished to address these concerns:

Suggested Proffer

*Prior to any site plan or subdivision approval, the owner or its successor shall either (a) enter into a contract with the County providing for the permanent presence of a Chesterfield County police officer on the premises for a minimum of ten (10) hours per week for 52 weeks a year or (b) annually submit a security plan to the Chesterfield County Police Department for review and approval. The department's review may include, but not necessarily be limited to, the type, frequency and severity of crime at the property to determine if the plan requirements should be modified up to and including the owner or its successor entering into a contract with the county or other approved entity for providing on-site security personnel. The owner or its successor shall implement the approved security plan as may be modified from time to time. (PD)*

**I. FOLLOW-UP DISCUSSION RELATIVE TO SWIFT CREEK RESERVOIR WATERSHED MASTER PLAN.**

Messrs. McElfish and Flanigan presented a progress update on issues regarding the Swift Creek Reservoir Watershed Master Plan, detailing progress on short-term topics outlined at, and addressing concerns raised, at the Commission's previous August 15<sup>th</sup> Work Session.

Upon conclusion of the discussion, it was on motion of Mr. Gecker, seconded by Mr. Gulley, that the Commission set the date of, and requested staff advertise, October 17, 2006, at 7:00 p. m., for a public hearing to consider proposed Amendments to Ordinances relating to Water Quality in the Upper Swift Creek Watershed.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**J. PROPOSED ORDINANCE AMENDMENT RELATIVE TO REGULATION OF THE SIZE OF CERTAIN NON-COMMERCIAL SIGNS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS.**

On motion of Mr. Gecker, seconded by Mr. Gulley, the Commission set the date of, and requested staff advertise, October 17, 2006, at 7:00 p.m., for a public hearing to consider a proposed Ordinance Amendment relative to Regulation of the Size of Certain Non-Commercial Signs in Agricultural and Residential Districts.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**K. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Gecker, seconded by Mr. Gulley, that the Commission adjourned at approximately 2:00 p. m., with the Commission agreeing to reconvene in the Public Meeting Room at 3:00 p. m. for the Afternoon Session.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

### **3:00 P. M. AFTERNOON SESSION**

Mr. Gecker, Vice Chairman, called the Afternoon Session to order at approximately 3:00 p. m. in the Public Meeting Room of the Chesterfield County Administration Building.

Mr. Wilson arrived at approximately 3:03 p. m.

#### **A. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

#### **B. APPROVAL OF PLANNING COMMISSION MINUTES.**

Mr. Turner noted the August 15, 2006, Planning Commission meeting minutes were incomplete and asked the Commission to defer consideration of the minutes to the October 17, 2006, Afternoon Session.

On motion of Mr. Gecker, seconded by Mr. Litton, the Commission deferred consideration of the August 15, 2006, Planning Commission meeting minutes to the October 17, 2006, Afternoon Session.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

#### **C. CONSIDERATION OF THE FOLLOWING REQUESTS:**

##### **♦ WITHDRAWAL REQUEST - SCHEMATIC PLAN.**

**06PS0428:**\* In Clover Hill Magisterial District, **COMMONWEALTH GOLF PROPERTIES, LLC** withdrew the request for Planning Commission approval of a schematic plan that includes forty-five (45) multifamily dwelling units in an approximately six (6) acre area currently occupied by tennis courts of the Brandermill Country Club. This project is commonly known as **BRANDERMILL CLUSTER**. This request lies in a Residential (R-7) District on part of a 173.25 acre parcel lying on the north line of Brandermill Parkway on the site of the Brandermill Country Club. Tax ID 729-684-Part of 2721 (Sheet 9).

No one came forward to represent the request.

Staff noted the applicant had submitted written documentation withdrawing the request.

There was no opposition to the withdrawal.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission acknowledged withdrawal of the request for Planning Commission approval of a schematic plan that includes forty-five (45) multifamily dwelling units in an approximately six (6) acre area currently occupied by tennis courts of the Brandermill Country Club for Case 06PS0428, Commonwealth Golf Properties (Brandermill Cluster).

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

◆ **DEFERRAL REQUEST BY APPLICANT - APPEAL.**

**06PR0366:**\* In Matoaca Magisterial District, **OTTERDALE PARTNERS, LLC** requested deferral to October 17, 2006, for consideration of an appeal review to the Director of Environmental Engineering's perennial stream determination. This request lies in an Agricultural (A) District on a 74.4 acre parcel fronting approximately 520 feet on the east line of Otterdale Road south of Foxcreek Crossing. Tax ID 712-672-3060 (Sheet 15).

Mr. Wilson declared a conflict of interest pursuant to the Virginia Conflict of Interest Act, noting his firm represented the applicant in matters other than zoning, excused himself from the meeting at 3:06 p. m.

Mr. George Bryant, the applicant's representative, requested deferral of Case 06PR0366, Otterdale Partners, LLC (Palmore Tract), to the October 17, 2006, Planning Commission meeting.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Bass, seconded by Mr. Litton, the Commission resolved to defer Case 06PR0366, Otterdale Partners, LLC (Palmore Tract), to the October 17, 2006, Planning Commission meeting.

AYES: Messrs. Gecker, Gulley, Litton and Bass.

ABSENT: Mr. Wilson.

Mr. Wilson returned to the meeting at approximately 3:07 p. m.

◆ **DEFERRAL REQUEST BY STAFF - SITE PLAN.**

**06PR0405:** In Clover Hill Magisterial District, **SANDOR DEVELOPMENT** requested deferral to October 17, 2006, for consideration of Planning Commission approval of a site plan for an approximately 15,600 square foot retail building, as required by zoning Case 96SN0228. This development is commonly known as **RICHMOND COMMONS**. This request lies in a Community Business (C-3) District on a 1.76 acre parcel fronting approximately 280 feet on the east line of Mt. Gilead Boulevard lying approximately 380 feet north of Hicks Road and better known as 2801 Hicks Road. Tax ID 758-692-7491 (Sheet 11).

Mr. Allen stated staff was recommending deferral of Case 06PR0405; however, at this time, the applicant was requesting deferral to the October 17, 2006, Planning Commission meeting.

Mr. Aaron Breed, the applicant's representative, requested deferral of Case 06PR0405, Sandor Development (Richmond Commons), to the October 17, 2006, Planning Commission meeting.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission resolved to defer Case 06PR0405, Sandor Development (Richmond Commons), to the October 17, 2006, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

◆ **CASES WHERE APPLICANT ACCEPTS STAFF'S RECOMMENDATION AND THERE WAS NO OPPOSITION PRESENT - LANDSCAPE PLANS AND ARCHITECTURE.**

**07PR0140:** In Clover Hill Magisterial District, **LYNCHESTER PROPERTIES** requested Planning Commission approval for architectural elevations and landscape plan, as required by Case 81S072. This project is commonly known as **FRANKLIN STREET MARKETING**. This request lies in a Light Industrial (I-1) District on a 1.5 acre parcel fronting approximately fifty (50) feet on the south line of Farrar Court at the end of the cul-de-sac. Tax ID 750-706-2432 (Sheet 6).

Mr. William Flynn, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission resolved that approval of architectural elevations and landscape plan, as required by Case 81S072, for Case 07PR0140, Lynchester Properties (Franklin Street Marketing), shall be and it thereby was granted, subject to the following condition and review comments:

**CONDITION**

Revise the landscape plan to accomplish the following review comments:

**REVIEW COMMENTS:**

1. Add a note to the landscape plan stating "Upon completion of grading an inspection of the buffer landscape will be made in order to determine if additional landscape is required to meet the landscape density requirements of perimeter landscape "C" times two (2)" (P)
2. Provide perimeter landscape "J" along the cul-de-sac. (P)
3. Revise the landscape plan to provide the required number of trees within the parking area. (P)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**07PR0141:** In Clover Hill Magisterial District, **KENBRIDGE PROPERTIES PARTNERSHIP** requested landscape plan approval. This development is commonly known as **OAK LAKE KENBRIDGE OFFICE WAREHOUSE #3**. This request lies in a Light Industrial (I-1) District on a 0.9 acre parcel fronting approximately 160 feet on the east line of Oak Lake Boulevard, also fronting approximately 175 feet on Oaklake Crest Way and located in the northeast quadrant of the intersection of these roads. Tax ID 736-689-4068 (Sheet 10).

Mr. Preston Dalrymple, the applicant's representative, accepted staff's recommendation.



No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission resolved that landscape plan approval, as required by Condition 5(a) and Textual Statement Condition 2 of zoning Case 87S016, shall be for Case 07PR0141, Kenbridge Properties Partnership (Oak Lake Kenbridge Office Warehouse #3), and it thereby was granted, subject to the following condition:

CONDITION

The entire front yard setback shall be irrigated using an automatic sprinkler system

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**07PR0148:** In Bermuda Magisterial District, **BOGESE COMPANIES** requested Planning Commission approval of an adjustment to approved architecture relating to a site plan for an approximately 31,000 square foot retail/office center. This development is commonly known as **RIVER FOREST RETAIL CENTER**. This request lies in a General Business (C-5) District on a 5.5 acre parcel located southeast of Iron Bridge Road and Branders Creek Drive. Tax IDs 777-652-9577 and 777-653-8814 (Sheets 25 and 26).

Mr. Robert Staples, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission resolved that approval of an adjustment to approved architecture relating to a site plan for an approximately 31,000 square foot retail/office center for Case 07PR0148, Bogese Companies (River Forest Retail Center), shall be and it thereby was granted, subject to the following condition:

CONDITION

The architecture for this addition to the Ironbridge Plaza Shopping Center shall include red brick (Southside Brick by Pine Hall or matching brick) as the primary exterior material. Except for accent brick patterns, the mortar for the brick shall be sandstone/buff in color. EIFS\* may be used as an accent material for up to thirty (30) percent of any building face and shall be of a color closely matching the color of the Wal-Mart Center. EIFS may only be used on the building at or above a height of nine (9) feet from the first floor elevation. Visible roofs shall be standing seam metal and shall be either dove gray or green. Parapet walls shall include a strong cornice feature in scale with the building elevation that is of a white accent color regardless of material used. Other accent materials incorporated into the design shall be of any color noted above.

Note: The term "EIFS" (pronounced "EE-FUSS") is an acronym for Exterior Insulation Finish System. The typical trade name is "Dryvit".

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**D. FIELD TRIP AND DINNER SELECTIONS.**

♦ **FIELD TRIP SITE SELECTION.**

The Commission agreed to forego their Field Trip Agenda to visit requests sites.

♦ **DINNER LOCATION SELECTION.**

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to meet for dinner at Riptides Seafood Restaurant at 5:00 p. m.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**E. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Litton, seconded by Mr. Gulley, that the Commission adjourned the Afternoon Session at approximately 3:13 p. m., agreeing to meet at Riptides Seafood Restaurant at 5:00 p. m. for dinner.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

During dinner, there was no discussion pertaining to various rezoning and Conditional Use request sites.

**7:00 P. M. EVENING SESSION**

At approximately 7:00 p. m., Mr. Wilson, Chairman, called the Evening Session to order.

**A. INVOCATION.**

Mr. Wilson presented the invocation.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

Mr. Clay led the Pledge of Allegiance to the Flag.

**C. REVIEW MEETING PROCEDURES.**

Mr. Turner apprised the Commission of the agenda for the upcoming months, noting there were thirteen (13) cases scheduled on the October 17<sup>th</sup> agenda, fifteen (15) cases scheduled on the November 16<sup>th</sup> agenda, eight (8) cases scheduled on the December 14<sup>th</sup> agenda and six (6) cases scheduled on the January 16, 2007, Planning Commission meeting agenda.

**D. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**E. CITIZENS' INPUT ON UNSCHEDULED MATTERS.**

No one came forward to speak on unscheduled matters at this time.

**F. CONSIDERATION OF THE FOLLOWING REQUESTS:**

◆ **DEFERRAL REQUESTS BY APPLICANTS.**

**06SN0322:** In Matoaca Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requested deferral to October 17, 2006, for consideration of Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-88) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 0.7 acre fronting approximately twenty (20) feet on the west line of Ivey Mill Road approximately 1,500 feet north of Lake Chesdin Parkway. Tax ID 734-630-Part of 1881.

Mr. Brennen Keene, the applicant's representative, requested deferral of Case 06SN0322 to the October 17, 2006, Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission resolved to defer Case 06SN0322 to the October 17, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0325:** In Matoaca Magisterial District, **VERNON MCCLURE** requested deferral to October 17, 2006, for consideration of rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.0 units per acre or less. This request lies on 18.1 acres fronting approximately 580 feet on the west line of Otterdale Road, approximately 1,330 feet south of Broadmoor Road. Tax ID 708-680-1184.

Mr. Harley Joseph, the applicant's representative, requested deferral of Case 06SN0325 to the October 17, 2006, Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission resolved to defer Case 06SN0325 to the October 17, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**05SN0102:\*** (Amended) In Dale Magisterial District, **FARRISH PROPERTIES, LLC** requested deferral to the regularly scheduled March 2007 Planning Commission meeting for consideration of rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Residential (R-12). Residential use of 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.5 units per acre or less. This request lies on 26.4 acres fronting approximately 360 feet on the north line of Old Lane approximately 670 feet east of Hopkins Road and also fronting approximately 450 feet on the east line of Hopkins Road approximately 470 feet north of Old Lane. Tax IDs 785-666-8528; 786-666-3851; and 786-667-3619.

Mr. Dean Hawkins, the applicant's representative, requested deferral of Case 05SN0102 to the regularly scheduled March 2007 Planning Commission meeting.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to defer Case 05SN0102 to the regularly scheduled March 2007 Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**05SN0310:\*** In Dale Magisterial District, **HILL DEVELOPMENT ASSOCIATES, LTD** requested deferral to December 14, 2006, for consideration of rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 73.8 acres fronting in two (2) places for approximately 300 feet on the south line of Kingsland Road approximately 200 feet west of Pine Glade Lane, also fronting approximately 270 feet on the north line of Route 288 approximately 2,700 feet east of Salem Church Road. Tax IDs 780-670-6772 and 780-671-1301, 2751 and 8852.

Mr. Brennen Keene, the applicant's representative, requested deferral of Case 05SN0310 to the December 14, 2006, Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to defer Case 05SN0310 to the December 14, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0155:\*** (Amended) In Midlothian Magisterial District, **CONTINENTAL 184 FUND LLC** requested deferral to October 17, 2006, for consideration of rezoning and amendment of zoning district map from Community Business (C-3), Residential (R-7) and Agricultural (A) to Regional Business (C-4) with Conditional

Use to permit multifamily residential uses and a Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use and medium density residential use of 1.51 to 4.0 units per acre. This request lies on 70.1 acres fronting approximately 400 feet on the south line of Robious Road approximately 1,780 feet on the north line of Koger Center Boulevard and approximately 800 feet on the west line of Old Farm Road. Tax IDs 742-711-0925 and Part of 6653; 742-712-4671, 9467 and 9735; 742-713-8076 and 9753; 743-711-Part of 7937; 743-712-1198; and 743-713-0527.

Mr. John Easter, the applicant's representative, requested deferral of Case 06SN0155 to the October 17, 2006, Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Gecker, seconded by Mr. Gulley, the Commission resolved to defer Case 06SN0155 to the October 17, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

◆ **DEFERRAL REQUEST BY STAFF - CODE AMENDMENT.**

◆ ◆ ◆

An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-505, 19-587, 19-587.1, 19-587.2, 19-587.3, 19-589.1 and 19-589.2; repealing Section 19-587.4; and adding Section 19-589.5 related to setbacks and development standards in the Route 10 Corridor East and Enon Core Districts.

The proposed amendment would modify County-wide development standards to require front yard setbacks to be measured from a 200 foot ultimate right of way line instead of a 160 foot right of way line on Route 10 from I-95 to Hopewell corporate limits.

In addition, the proposed amendment would modify Route 10 Corridor East Development Standards as follows: 1) modify the purpose and intent statement for the Corridor to remove language related to tree preservation and architectural standards based on residential development; 2) modify variable front setback standards to require a minimum front setback of thirty (30) feet for buildings and forty (40) feet for parking and drives (thirty (30) feet for driveways associated with drive-through facilities), and require perimeter landscape "J;" 3) delete plant material specifications; 4) remove the requirement that architecture be compatible with residential architecture, add a requirement for architectural treatment to be compatible with nearby development and provide standards for use of concrete block and finished corrugated metal as architectural materials; 5) consolidate architectural standards into a single section; and 6) require reciprocal access to promote interconnectivity of nonresidential development along this corridor.

In addition, the proposed amendment would modify Enon Core District Development Standards as follows: 1) change required landscaping treatment from perimeter landscape "G" to perimeter landscape "J;" 2) modify front setback standards to require a minimum front setback of fifteen (15) feet for buildings and twenty-five (25)

feet for parking and drives (fifteen (15) feet for driveways associated with drive-through facilities) and remove the requirement for buildings to be clustered around an area devoted to public and semi-public use; and 3) require reciprocal access to promote interconnectivity of nonresidential development along this corridor.



Mr. Carl Schlaudt presented an overview of the proposed Code Amendment, noting staff was requesting deferral to the October 17, 2006, Planning Commission meeting to allow readvertisement of the proposed amendment to include the Old Stage and Coxendale Roads Corridor area.

No one came forward in support of, or in opposition to, the deferral.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission resolved to defer the proposed Code Amendment relative to setback standards in the Route 10 Corridor East and Enon Core Districts to the October 17, 2006, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

◆ **DEFERRAL REQUESTS BY INDIVIDUAL PLANNING COMMISSIONERS.**

**06SN0330:** In Dale Magisterial District, **JHM, LLC AND CYNTHIA W. AND STEVE W. BRICKELL** requested amendments to rezoning (Cases 74S042, 75S045 and 78S005) to delete buffer requirements on 4.3 acres zoned General Business (C-5) and rezoning and amendment of zoning district map from Residential (R-7) and Community Business (C-3) to General Business (C-5) of 1.0 acre. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 5.3 acres fronting approximately 130 feet on the north line of Canasta Drive, also fronting approximately 470 feet on the west line of Iron Bridge Road and located in the northwest quadrant of the intersection of these roads. Tax IDs 773-680-6620, 7615, 8039 and 8757.

Mr. Jeff Collins, the applicant's representative, accepted deferral of the request by Mr. Litton to the October 17, 2006, Planning Commission meeting.

There was no opposition to the deferral.

The following motion was made at Mr. Litton's request.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission, on their own motion, resolved to defer Case 06SN0330 to the October 17, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0339:** In Matoaca Magisterial District, **HULL STREET ASSOCIATES, LLC AND MICHAEL DZAMAN, MANAGING MEMBER** requested rezoning and amendment of zoning district map from Agricultural (A) to Residential Townhouse (R-TH) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This

request lies on 15.9 acres fronting approximately 650 feet on the south line of Hull Street Road approximately 2,330 feet west of Otterdale Road, also fronting approximately 250 feet on the north line of Hampton Park Drive. Tax IDs 710-668-3301 and 6409.

Ms. Yasmine Hammond, the applicant's representative, accepted deferral of the request by Mr. Bass to the October 17, 2006, Planning Commission meeting.

There was no opposition to the deferral.

The following motion was made at Mr. Bass' request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission, on their own motion, resolved to defer Case 06SN0330 to the October 17, 2006, Planning Commission public hearing.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

♦ **REQUESTS WHERE THE APPLICANT ACCEPTS THE RECOMMENDATION AND THERE IS NO OPPOSITION PRESENT.**

**06SR0326:** In Midlothian Magisterial District, **TRUSTEES OF STONY POINT REFORMED PRESBYTERIAN CHURCH** requested renewal of Conditional Use (Case 03SN0306) and amendment of zoning district map to permit a private school use. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for public/semi-public use. This request lies in a Residential (R-15) District on 4.7 acres and is known as 2330 Buford Road. Tax ID 755-717-3976.

Mr. Jack Wheeler, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Gecker, seconded by Mr. Gulley, the Commission resolved to recommend approval of Case 06SR0326, subject to the following conditions and acceptance of the following proffered conditions:

**CONDITIONS**

1. Except where the requirements of the underlying Residential (R-15) zoning are more restrictive, any new development for school use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas, excluding buffer requirements. (P)
2. The following setback criteria shall apply to any outdoor play fields, courts swimming pools and similar active recreational areas:
  - a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent

properties to the north, south and east. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(2) of the Zoning Ordinance.

- b. If active play fields, courts, swimming pools and similar active recreational areas are setback more than 100 feet from the adjacent properties to the north, south and east, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.
- c. Any playground areas (swings, jungle gyms or similar such facilities) shall be setback a minimum of forty (40) feet from all property lines. (P)

#### PROFFERED CONDITIONS

- 1. The operation of the private school shall be in conjunction with a church use only. (P)
- 2. There shall be no direct access from the property to Buford Road. (T)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0327:** In Dale Magisterial District, **DEAN E. HAWKINS, ASLA** requested rezoning and amendment of zoning district map from Agricultural (A) to General Business (C-5). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use. This request lies on 8.6 acres lying approximately 400 feet off the east line of Iron Bridge Road approximately 830 feet south of Kingsland Road. Tax IDs 772-673-Part of 3836 and Part of 9738.

Mr. Dean Hawkins, the applicant, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

Mr. Litton stated he had not been briefed on the subject request, had concerns relating to the proposed uses and wished to have a full staff presentation.

There being concerns the Commission wished to address, Case 06SN0327 was placed on the Discussion Agenda.

**06SN0334:** In Clover Hill Magisterial District, **3L LLC** requested amendment to Conditional Use Planned Development (Case 86S117) and amendment of zoning district map to permit a veterinarian hospital. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies in a Neighborhood Business (C-2) District on 1.2 acres fronting approximately 300 feet on the south line of Old Hundred Road approximately 150 feet west of Charter Colony Parkway. Tax ID 727-692-8910.



Mr. Gary Gallagher, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission resolved to recommend approval of Case 06SN0334, subject to the following condition:

#### CONDITION

In addition to those uses permitted by Case 86SN117 within the Medium Density Office/Commercial Retail (MDO/CR) Tract, veterinary hospitals exclusive of outside runs shall be permitted. (P)

(NOTE: This condition is in addition to the Textual Statement, Item VI.E.4, of Case 86S117 relative to permitted uses in the MDO/CR Tract for the subject property.)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0336:** In Bermuda Magisterial District, **GREENACRES LIMITED PARTNERSHIP** requested rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 4.4 acres fronting approximately 880 feet on the north line of Iron Bridge Road across from Branders Creek Drive. Tax IDs 777-653-3990 and 8491.

Ms. Carrie Coyner, the applicant's representative, accepted staff's recommendation, including Addendums I and II.

Mr. Wilson opened the discussion for public comment.

Mr. Frank Nause, a resident of Stephens Point Court, stated he did not object to the proposal provided all County and Ironbridge Property Owner Association requirements were satisfied when the entire Greenacres project was completed; however, he did object to the planned Road between Iron Bridge Road and Ironbridge Parkway forming a four (4) way intersection at Stephens Point Drive. He further indicated that setback and buffers needed to be addressed.

There being no one else to speak, Mr. Wilson closed the public comment.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission resolved to recommend approval of Case 06SN0336 and acceptance of the following proffered conditions:

#### PROFFERED CONDITIONS

The Owner-Applicant in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the development of the properties known as Chesterfield County Tax IDs 777-653-3990-00000 (2.5 acres) and 777-653-8491-00000 (1.9 acres) from A to C-3 with restricted uses will be developed as set forth below; however,

in the event the request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
2. Transportation.
  - A. Dedications/Recordation.
    - a. Prior to any site plan approval or within 60 days of from a written request by the Transportation Department, whichever occurs first, one-hundred (100) feet of right of way on the north side of Ironbridge Road (Route 10), measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated free and unrestricted, to and for the benefit of Chesterfield County.
    - b. Prior to any site plan approval, a fifty (50) foot wide right-of-way for a Special Access Street (the "Site Road") from Route 10 to the northern property line shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. The exact location of this right-of-way shall be approved by the Transportation Department.
    - c. Prior to any site plan approval, an access easement, acceptable to the Transportation Department, shall be recorded across the property to provide shared use of the Site Road with the adjacent properties to the east.
  - B. Access.

Direct access from the property to Route 10 shall be limited to one (1) entrance/exit. The entrance/exit shall align the existing crossover on Route 10 that serves Branders Creek Drive. The exact location of this access shall be approved by the Transportation Department.
  - C. Road Improvements.

To provide an adequate roadway system, the developer shall be responsible for the following. The exact design and location of these improvements shall be approved by the Transportation Department.

    - a. Construction of additional pavement along the westbound lanes of Route 10 at the Site Road intersection to provide a separate right turn lane, based on Transportation Department standards.

- b. Construction of additional pavement along the eastbound lanes of Route 10 at the existing crossover that serves the Site Road to provide an adequate left turn lane.
- c. Construction of a sidewalk to VDOT standards along Route 10 for the entire property frontage.
- d. Construction of additional pavement along the Site Road at its intersection with Route 10 to provide a four-lane typical section (i.e., one (1) northbound lane and three (3) southbound lanes.
- e. Construction of an additional lane of pavement along the westbound lanes of Route 10 for the entire property frontage.
- f. Full cost of traffic signal modification at the Route 10/Site Road intersection.
- g. Dedication to Chesterfield County, free and unrestricted, any additional right-of-way (or easements) required for the improvements identified above.

Phasing.

Prior to any site plan approval, a phasing plan for the required Road Improvements, as identified in Proffered Conditions 2(C) a-g, shall be submitted to and approved by the Transportation Department. (T)

- 3. Uses shall be limited to those permitted by right or with restrictions in the Neighborhood Business (C-2) district plus the following uses:
  - (a) Contractors' office and display rooms.
  - (b) Fraternal/charity uses.
  - (c) Schools – commercial, trade, vocational and training.
  - (d) Recreational establishments, commercial-indoor.
  - (e) Hotels.
  - (f) Theaters, except drive-in theaters.
  - (g) Repair shops, excluding motor vehicle repair.
  - (h) Electrical, plumbing or heating supply sales, service and related display rooms. (P)
- 4. Utilities. The public wastewater system shall be used. (U)
- 5. Prior to site plan approval, the developer shall submit certification to the Planning Department that the last known representative of the Ironbridge Property Owners Association (IPOA) has been notified in writing of the submission of the site plan to the County for review and approval. The site plan application shall not be considered complete until such certification has been submitted to the Planning Department. The fifteen (15) day period for appeals to the Planning Commission shall not commence until such certification has been provided. (P)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0256:\*** In Dale Magisterial District, **HENRY E. MYERS, JR. (GENERAL PARTNER OF MYERS FAMILY PARTNERSHIP)** requested rezoning and amendment of zoning district map from Agricultural (A) to Corporate Office (O-2). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 6.9 acres fronting approximately 840 feet on the south line of Lori Road, also fronting approximately 330 feet on the east line of Frith Lane and located in the southeast quadrant of the intersection of these roads. Tax ID 769-663-Part of 9114.

Mr. Ben Myers, the applicant's representative, accepted staff's recommendation.

When asked by the Chairman, several individuals indicated opposition to the request; therefore, it was the consensus of the Commission to place Case 06SN0256 on the Discussion Agenda.

**06SN0279:\*** (Amended) In Bermuda Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requested Conditional Use and amendment of zoning district map to permit a communications tower in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 0.5 acre lying approximately 740 feet off the south line of Carver Heights Drive approximately 600 feet west of West Booker Boulevard. Tax ID 776-649-Part of 6217.

Mr. Brennen Keene, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission resolved to recommend approval of Case 06SN0279, subject to the following conditions:

#### CONDITIONS

1. The fenced compound for the tower shall be located a minimum of 100 feet from the eastern boundary of the property as identified on Sheet Ex-2 of plans prepared by Site Acquisitions, Inc. and dated August 14, 2006. A buffer of mature trees shall be preserved in the area between the fenced compound and eastern property boundary. Existing vegetation within this area shall be supplemented where necessary with additional landscaping to minimize the view of the site from the proposed right of way to the east. A detailed plan depicting this requirement shall be submitted to the Planning Department for approval in conjunction with final site plan review. No trees within the buffer may be removed unless such trees are dead, diseased or dying. (P)
2. There shall be no signs permitted to identify this use. (P)
3. The base of the tower shall be enclosed by a minimum six (6) foot high fence, designed to preclude trespassing. The fence shall be placed so as to provide sufficient room between the fence and the property line to accommodate evergreen plantings having an initial height and spacing to provide screening of the base of the tower and accessory ground-mounted equipment or structures from adjacent properties. In conjunction with site plan submission, or

prior to release of a building permit, whichever occurs first, a landscaping plan depicting this requirement shall be submitted to the Planning Department for review and approval. (P)

4. The color and lighting system for the tower shall be as follows:
  - a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
  - b. The tower shall not be lighted.
  - c. The tower shall be a monopole structure (P)
5. Any building or mechanical equipment shall comply with Sections 19-595 and 19-570 (b) and (c) of the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment. (P)

(NOTE: Section 19-570 (b) and (c) would require the screening of mechanical equipment located on the building or ground from adjacent properties and public rights of way. Screening would not be required for the tower or tower-mounted equipment.)

6. The tower shall not exceed a height of 199 feet. (P)
7. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove the tower and all associated equipment from the property. (P)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

◆ **REQUESTS WHERE THE APPLICANT DOES NOT ACCEPT THE RECOMMENDATION AND/OR THERE IS PUBLIC OPPOSITION PRESENT.**

**06SN0327:** In Dale Magisterial District, **DEAN E. HAWKINS, ASLA** requested rezoning and amendment of zoning district map from Agricultural (A) to General Business (C-5). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use. This request lies on 8.6 acres lying approximately 400 feet off the east line of Iron Bridge Road approximately 830 feet south of Kingsland Road. Tax IDs 772-673-Part of 3836 and Part of 9738.

Mr. Turner recalled Case 06SN0327, Dean E. Hawkins, ASLA.

Mr. Clay presented an overview of the request and staff's recommendation.

Mr. Dean Hawkins, the applicant, accepted staff's recommendation, noting the project was an expansion of the existing office/warehouse facility located on the adjacent property. He further addressed the proffered conditions, outlined in the "Request Analysis," noting the conditions attempted to address area residents concerns.

Mr. Wilson opened the discussion for public comment.

Ms. Betty Taylor, a resident of Iron Bridge Road, expressed concerns relating to the impact of the proposal on her well, the installation of a fence, traffic and treatment for mosquitoes; and asked that assurances be made there would be no impact to her water table and that drainage would flow away from her property.

There being no one else to speak, Mr. Wilson closed the public comment.

Mr. Litton indicated he had concerns relating to the proposed uses, drainage and access and suggested the applicant consider requesting a sixty (60) day deferral to address/resolve these issues.

Mr. Gecker indicated he had concerns relative to, and would like the applicant to address during the deferral period, the potential impact of the proposal on the water table.

Mr. Hawkins requested deferral of Case 06SN0327 to the November 16, 2006, Planning Commission meeting.

The following motion was made at the applicant's request.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to defer Case 06SN0327 to the November 16, 2006, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0256:\*** In Dale Magisterial District, **HENRY E. MYERS, JR. (GENERAL PARTNER OF MYERS FAMILY PARTNERSHIP)** requested rezoning and amendment of zoning district map from Agricultural (A) to Corporate Office (O-2). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 6.9 acres fronting approximately 840 feet on the south line of Lori Road, also fronting approximately 330 feet on the east line of Frith Lane and located in the southeast quadrant of the intersection of these roads. Tax ID 769-663-Part of 9114.

Mr. Turner recalled Case 06SN0256, Henry E. Myers, Jr. (General Partner of Myers Family Partnership).

Ms. Peterson presented an overview of the request and staff's recommendation.

Mr. Ben Myers, the applicant's representative, accepted staff's recommendation but noted if there were substantive opposition, he was willing to request a sixty (60) or ninety (90) day deferral to address their concerns.

Mr. Wilson opened the discussion for public comment.

Mr. Lee Stone, representing Branch's Trace Townhouse Association; Ms. Norma Bliley, a resident of Branch's Colony; Ms. Marsha Ross, a resident of Branch's Colony; and Ms. Ronnie Pitt, representing her mother (Ms. Joy Ennis) who resided in Branch's Colony, supported deferral of the request to address their concerns relating to land use, transportation, precluding any accesses from the property to Lori Road, berms, buffers, landscaping and screening.

There being no one else to speak, Mr. Wilson closed the public comment.

There was discussion relative to, and staff addressed issues/answered questions from the Commission concerning, access, entrance/exit locations, the feasibility of left and right turn lanes and signalization at Frith Lane, traffic generation, reduction of the size of the development and other concerns.

Mr. Litton stated there appeared to be many issues that needed to be addressed and inquired if the applicant was willing to request a ninety (90) day deferral.

Mr. Gulley stated he felt more than ninety (90) days would be needed, noting the applicant would need to amend his application and discuss any pertinent conditions.

Mr. Myers requested deferral of Case 06SN0256 to the January 16, 2007, Planning Commission meeting.

The following motion was made at the applicant's request.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to defer Case 06SN0256 to the January 16, 2007, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0335:** In Matoaca Magisterial District, **GREENACRES LIMITED PARTNERSHIP** requested rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-25). Residential use of up to 1.74 units per acre is permitted in a Residential (R-25) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 53.7 acres lying at the southeastern terminus of Buncrana Lane approximately 230 feet southeast of Derryveach Drive. Tax ID 734-658-8633.

In response to Mr. Bass' inquiry, numerous individuals indicated they wished to address Case 06SN0335, Greenacres Limited Partnership.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission amended the agenda to move Case 06SN0335, Greenacres Limited Partnership to the end of the Discussion Agenda and reordered the agenda accordingly.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0337:** In Bermuda Magisterial District, **NEAL O. AND ROSEMARY HAGER** requested Conditional Use and amendment of zoning district map to permit a bed and breakfast and special events business incidental to a dwelling unit. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre. This request lies in an Agricultural (A) District on 9.1 acres fronting approximately 160 feet on the north line of Happy Hill Road across from Tarris Lane. Tax IDs 794-644-2068 and 4162.

Ms. Orr presented an overview of the request and staff's recommendation for denial, noting the proposed use failed to comply with the *Southern and Western Area Plan* which suggested the request property was appropriate for residential use.

Ms. Carrie Coyner, the applicant's representative, did not accept staff's recommendation; distributed pictures of the existing property and dwelling; referenced fifty (50) petitions in support of the proposed use; noted the applicant had proffered that the Conditional Use would be granted for a period not to exceed two (2) years from the date of approval; and noted the applicants would be good neighbors and the use would be beneficial to the community.

Mr. Wilson opened the discussion for public comment.

Mr. Davis Tolleris, Mr. Brian Schakel and Mr. Bernhard Born, residents of Ramsey Court and Ms. Flora Jones, a resident of Ramsey Drive, opposed the request, citing concerns relative to the appropriateness of the use in a residential neighborhood, the impact the use would have on the existing residential quality of life; noise intrusion generated by the guests attending functions at the property; and the devaluation of their property values.

Ms. Andrea Epps, County resident, stated she understood the area residents' concerns but did not feel the bed and breakfast and special events use was as intensive or as intrusive as other uses that could be permitted on the property.

There being no one else to speak, Mr. Wilson closed the public comment.

In rebuttal, Ms. Coyner referenced a family function that had transpired on the property, noting it was not noise intrusive to the community; indicated there was adequate screening to preclude visibility of the property during events, that noise issues had been addressed and that the applicants intended to continue to be good neighbors.

There was discussion relative to the size of signage on the property; information advertised on the signage; whether or not there were limitation as to the number of people who could attend the functions; hours of operations; documentation relative to noise levels; any plans for expansions or additions to the property; accommodations for disabled individuals; and other concerns.

Mr. Wilson stated he felt the request should be deferred so the issues raised could be addressed.

Ms. Coyner requested a deferral to the November 16, 2006, Planning Commission meeting.

The following motion was made at the applicant's request.

On motion of Mr. Wilson, seconded by Mr. Bass, the Commission resolved to defer Case 06SN0337 to the November 16, 2006, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SR0340:** In Dale Magisterial District, **BOBBY AND KATHY SPROUSE** requested renewal of Conditional Use (Case 03AN0229) and amendment of zoning district map to permit a business (motor vehicle repair) incidental to a dwelling unit. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor



use. This request lies in a Residential (R-7) District on 1.4 acres fronting approximately 200 feet on the north line of Omo Road approximately 530 feet east of Old Zion Hill Road. Tax IDs 773-681-2145 and 3148.

Ms. Peterson presented an overview of the request and staff's recommendation for denial, noting the proposed zoning and land uses did not conform to the *Central Area Plan* which suggested the property was appropriate for office and residential uses; the proposed zoning and land uses were not representative of, nor compatible with, existing and anticipated area development; and the business had not operated in compliance with landscaping conditions of Case 03SN0229. She further stated, given these considerations, denial of this request is recommended; however, should the Commission wish to approve the request, Proffered Condition 9 should not be accepted because the Ordinance addressed parking lot surface treatment.

Mr. Bobby Sprouse and Ms. Kathy Sprouse, the applicants, did not accept staff's recommendation. They indicated they had been unaware that the landscaping they had installed failed to comply with previous zoning conditions until recently, asked the Commission to allow them an opportunity to comply with the requirements and to consider a recommendation for approval of the request.

Mr. Wilson opened the discussion for public comment.

Mr. Jack Payne, a County resident, stated he had known the Sprouses for fifteen (15) years, noting they were hardworking, honest people and asked the Commission to consider a recommendation for approval of the request.

There being no one else to speak, Mr. Wilson closed the public comment.

Mr. Litton indicated he was not aware of any complaints by, or objections from, the Sprouses' neighbors.

On motion of Mr. Litton, seconded by Mr. Gulley, the Commission resolved to recommend approval of Case 06SR0340 and acceptance of Proffered Conditions 1 through 8 and 10 through 12:

#### PROFFERED CONDITIONS

1. This Conditional Use shall be granted to and for Bobby L. Sprouse, Jr. or Katherine Sprouse, exclusively, and shall not be transferable nor run with the land. (P)
2. This Conditional Use shall be limited to the operation of a motor vehicle repair business, excluding body, major engine and transmission repair. (P)
3. No employees, other than family member employees that live on the property, shall be permitted. (P)
4. A maximum of four (4) motor vehicles associated with the repair business shall be parked on the site at any time. (P)
5. Hours of operation shall be limited to between 8:00 a.m. and 5:00 p.m., Monday through Saturday. No Sunday operation shall be permitted. (P)

6. All repair activity and storage of associated materials shall occur inside the existing detached garage located on Tax ID 773-681-3148 and labeled as "New Garage" on the attached plat dated August 10, 1994 as prepared by Robert K. Thomas and Associates. (P)
7. No additions or exterior alterations shall be permitted to the dwelling or accessory buildings to accommodate this use. (P)
8. There shall be no signs identifying this use. (P)
9. Staff Note: Not Accepted.
10. Landscaping and/or fencing shall be installed to minimize the views of the motor vehicle parking area from the adjacent properties and Omo Road. The exact species, number and spacing of plant material and/or fencing details shall be reviewed and approved by the Planning Department as outlined in Proffered Condition 11. (P)
11. Within thirty (30) days of approval of this request, the applicants shall submit a plan depicting the landscaping and/or fencing requirement noted in Proffered Condition 10 and the parking and driveway areas for review and approval by the Planning Department. In conjunction with this review, a phasing plan for the installation of these improvements shall be reviewed and approved. (P)
12. Within sixty (60) days from the date of the Board of Supervisors' approval of this request, thirty-five (35) feet of right-of-way on the north side of Omo Road, measured from the centerline of the part of Omo Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**06SN0194:\*** (Amended) In Clover Hill Magisterial District, **BLUESTONE REAL ESTATE, LLC** requested rezoning and amendment of zoning district map from Agricultural (A) and Corporate Office (O-2) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 28.9 acres fronting approximately 1,220 feet on the north line of Hull Street Road at its intersection with Ladino Lane. Tax IDs 750-687-7530, 9465, 9741 and 9882; and 751-687-1519, 3263, 6434 and 6883.

When asked by Mr. Gulley, several individuals indicated they wished to address Case 06SN0194.

Mr. Clay presented an overview of the request and staff's recommendation, noting the Addendum which indicated the applicant had submitted revisions to the proffered conditions and Textual Statement, which he outlined.

Mr. John Easter, the applicant's representative, accepted staff's recommendation with the exception of the issue relative to the location of the focal point in the project, noting that locating of the focal point in the interior of the development was more practical and feasible than locating it at the entrance.

Mr. Wilson opened the discussion for public comment.

Ms. Ann Ashton, Mr. Rich Minter and Mr. Mike Hartfield, residents of Amberleigh Subdivision; and Ms. Debbie Smyth, a resident of Ladino Lane and representing Mr. David Hull, voiced opposition to the request, citing concerns relative to setbacks; garages on lot lines; two (2) story garages and twenty (20) foot high garage windows; drainage; flooding; protection of the watershed; access; traffic volumes and congestion; and devaluation of property values.

Mr. C. L. Morrisette, a County resident, indicated that applicants cannot legally proffer to not meet Ordinance requirements and that legally only those proffers which were a result of the development creating the demand for such proffers could be accepted.

Mr. Jim Trent, a member of the 360 Corridor Committee, stated he supported the request, as presented, and asked that consideration be given to the provision of a signal light at the intersection of Amberleigh Boulevard and Route 360.

There being no one else to speak, Mr. Wilson closed the public comment.

In rebuttal, Mr. Easter addressed concerns raised relative to density; traffic; garage height and size; alleys with rear-loading garages, noting there would be no accessory buildings permitted except garages, a fifteen (15) year restriction precluded amendment of the Restrictive Covenants, and that pond runoff, relocation of an existing gravesite only if necessary and other issues had been addressed.

Staff addressed, and answered questions relative to, issues raised by the Commission relating to building elevations, access/stub roads at the rear of the property, signalization, runoff to the lake and other concerns.

Mr. Gecker asked if the applicant were willing to add the word "initially" to Proffered Condition 19.

Mr. Gulley indicated he saw no need to amend Proffered Condition 19 but would request the addition of the words "or waive" to Proffered Condition 18.

Mr. Easter indicated the revision to Proffered Condition 18 was acceptable.

On motion of Mr. Gulley, seconded by Mr. Gecker, the Commission resolved to recommend approval of Case 06SN0194 and acceptance of the following proffered conditions:

#### PROFFERED CONDITIONS

1. Master Plan. The textual statement dated September 13, 2006 shall be considered the Master Plan.
2. Sidewalks and Trails. Sidewalks and trails shall be provided that facilitate pedestrian access within the development and to the adjacent properties. Sidewalks shall be provided on both sides of public streets that have dwelling units fronting the street. (P)
3. Streets Trees. Street trees shall be planted along both sides of all public streets. (P)

4. Open Space and Focal Point. A minimum of .75 acres of open space shall be provided along the east/west collector for a focal point. Part of the area shall be "hardscaped" and have benches and other amenities that accommodate and facilitate gatherings. The focal point shall be developed concurrent with the first phase of development. The existing pond shall remain and shall be landscaped or otherwise improved so as to become a visual enhancement to, and amenity for, the development. (P)
5. Entrance Features. Decorative brick columns shall be provided generally as shown on Exhibit A at the primary entrance off Hull Street Road, and generally as shown on Exhibit B at the secondary entrance to the development. (P)
6. Wall Along Hull Street Road and Southeastern Property Line. Within the setback along Hull Street Road, a decorative wall with a height of at least five (5) feet shall be provided. The wall shall also extend along the eastern property line from Hull Street Road to the entrance feature at Amberdale Drive. The wall shall be constructed of brick, block with stucco finish, or pre-cast concrete forms. If pre-cast forms are utilized, both sides of the wall will be textured in similar form.
7. Driveways. All private driveways shall be hardscaped. The exact treatment shall be approved at the time of plan review. (P)
8. Building Materials and Foundation Treatment. All sides of dwellings units shall be constructed with brick, stone or concrete-composite type siding material. The roofing materials shall be 30-year dimensional shingles. All exposed portions of the foundation and exposed piers supporting front porches shall be faced with brick or stone. (P)
9. Dwelling Size. Dwelling units shall have a minimum gross floor area of 2000 square feet. (P)
10. Density. A maximum of 121 lots shall be permitted. (P)
11. Timbering. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
12. Utilities. Public water and wastewater systems shall be used. (U)
13. Cash Proffer. The applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of building permit for infrastructure improvements within the service district for the property:
  - a. \$15,600 per dwelling unit, if paid prior to July 1, 2006; or the amount approved by the Board of Supervisors not to exceed \$15,600 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2005, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2006.

- b. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. Should any impact fees be imposed by Chesterfield County at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the county. (B&M)
- 14. Access to Hull Street Road. Direct vehicular access from the property to Hull Street Road shall be limited to one (1) public road. This public road shall be limited to right turns in/out at its intersection with Hull Street Road. The exact location of this access shall be approved by the Transportation Department. (T)
- 15. Transportation Improvements. The owner/developer shall be responsible for the following:
  - a. Dedication to Chesterfield County, free and unrestricted, of a forty (40) foot wide right-of-way for an "east/west collector road" through the property, unless otherwise required by VDOT.
  - b. Construction of two lanes of the east/west collector road through the property. The exact location of this improvement shall be approved by the Transportation Department.
  - c. Construction of additional pavement along Hull Street Road at the public road intersection to provide a right turn lane. The exact length of this improvement shall be approved by the Transportation Department.
  - d. Removing the existing crossover on Route 360 at Ladino Lane, to the extent approved by VDOT, including, but not limited to, removal of the existing asphalt, grading, and seeding.
  - e. Construction of sidewalk along both sides of the east/west collector road.
  - f. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
- 16. Phasing Plan. Prior to any construction plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 15 above, shall be submitted to and approved by the Transportation Department. (T)
- 17. Public Roads. All roads within the property (not including alleys) shall be designed and constructed to VDOT standards and taken into the State System ("Public Roads"). Prior to or in conjunction with recordation of the initial subdivision, rights of way for the Public Roads shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
- 18. Restrictive Covenants. Prior to subdivision plan approval, Restrictive Covenants shall be recorded that provide for the following:
  - a. No unit shall be used except for residential and home occupation purposes as provided in the Chesterfield County Zoning Ordinance with the exception of an office model used for the purpose of marketing the units to homebuyers.

- b. No noxious or offensive activity shall be carried on by any resident, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.
- c. No structure of a temporary character, trailer, tent, shack, garage, or other outbuilding shall be used at any time as a residence either temporarily or permanently, and to this end, any building to be constructed in this development shall be completed within one year from the issue date of its building permit. Any PODs, storage bins, moving units, etc. shall only be permitted on the premises for no more than 48 hours. Temporary trailers may be used by the developer or the developer's contractors to be used as construction offices only for the time period to cover the construction of the roads and dwelling units.
- d. No campers, house trailers or boats shall be parked on the premises, except for loading and unloading activities. No skateboard platforms, large dish television antennae as permitted by law (exceeding two feet in diameter), or television or radio towers shall be placed on the premises. No dish television antennae shall be visible from the street for the respective residence.
- e. No sign of any kind shall be displayed to the public view on any yard except one professional sign of not more than three square feet and one sign of not more than five square feet advertising the property for sale, and one sign of not more than five square feet for a builder to advertise the property during the construction and sales period.
- f. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept therein if they are not kept, bred, or maintained for any commercial purposes.
- g. No part of this development shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. No rubbish, trash, garbage, and other waste shall be kept by any unit except in sanitary containers, and all equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No central dumpsters shall be provided. Each unit shall be provided an area that is screened and built on concrete slab to hold the sanitary containers.
- h. Each and every covenant and condition herein imposed may be enforced by the undersigned or by the owner of any unit by appropriate proceedings at law or in equity against any party violating or attempting or threatening to violate the same to prevent or rectify such violation and to recover damages therefore.
- i. The covenants and conditions herein contained shall run with the land and shall be binding upon the subsequent owner or owners of all or any unit and each and every portion of the land shown on the plat and all parties claiming through or under such owner or owners.
- j. All dwelling units shall have washer and dryer hookups.

- k. Establishment of a homeowners association that shall be responsible for repair and maintenance of all common areas and building exteriors on individual lots. A mandatory fee shall be assessed on a regular basis to provide funds for such repair and maintenance by the homeowners association.
  - l. Incorporation of Design Guidelines for the Property, which shall include the items set out in Items To Be Included in Design Guidelines, attached as Exhibit C, which Design Guidelines shall be administered by an architectural review committee ("ARC").
  - m. The restrictive covenants and Architectural Guidelines shall not be changed or waived until fifteen (15) years after the date of the issuance of the first building permit.
  - n. No detached accessory buildings, other than garages, shall be permitted on individual lots. Garages shall not exceed 30 feet in width, and windows therein shall not exceed 20 feet above ground level.
  - o. Propane tanks with a capacity exceeding forty (40) pounds shall not be permitted.
  - p. An automated sprinkler system shall be required in the front yards of each individual lot.
19. Garages and Alleys. All homes located on the Property shall have garages. Front loaded garages shall be located no closer to the street than the front facade of the dwelling unit.
20. Lot Area and width. Each lot shall have an area not less than 5,000 square feet and a lot width of not less than fifty (50) feet. (P)

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

The Commission recessed at approximately 9:30 p. m. and reconvened at approximately 9:45 p. m.

**06SN0335:** In Matoaca Magisterial District, **GREENACRES LIMITED PARTNERSHIP** requested rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-25). Residential use of up to 1.74 units per acre is permitted in a Residential (R-25) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 53.7 acres lying at the southeastern terminus of Buncrana Lane approximately 230 feet southeast of Derryveach Drive. Tax ID 734-658-8633.

Mr. Turner recalled Case 06SN0335, Greenacres Limited Partnership.

Ms. Carrie Coyner, the applicant's representative, stated there were citizens present this evening that had not attended the community meetings she held and asked if the Commission would consider a request for a ninety (90) day deferral to allow her the opportunity to attempt to meet with them to address/resolve their concerns.

Mr. Bass stated the applicants purchased the property with the intent of selling, not developing, it once it was rezoned; he could not foresee anything that could be done to change the request that would be beneficial or agreeable to the residents; and he saw no reason to defer the request since area residents were in attendance and should be allowed to present their comments.

There was discussion relative to including additional area parcels in the application and master planning development; access and stub road connections; the acquisition of additional right of way to improve area roads; the lack of sufficient infrastructure to support the development; and other issues.

Messrs. Wilson, Litton and Gecker stated they felt there was an opportunity to explore alternatives if the request were deferred and expressed concerns that the case was not in the best posture to forward to the Board of Supervisors.

Mr. Bass expressed concerns that there was inadequate infrastructure, such as roads and schools, to support new development in the area. He questioned the ability of the applicant to address the lack of adequate infrastructure but agreed to a deferral to allow him to analyze the existing residential zoning and further development of the area in relationship to the current proposal.

Ms. Coyner requested deferral of Case 06SN0335 to the December 14, 2006, Planning Commission meeting.

Mr. Wilson opened the discussion for public comment relative to the deferral.

Mr. Rick Brindle, a resident of Donegal Drive, distributed information to the Commission for their perusal; asked that the deferral be for 120 days, not ninety (90) days; and expressed concerns relative to maintaining the character of the neighborhood, infrastructure, road conditions, school capacity, property values and preserving conservation areas/wildlife.

Mr. C. L. Morrisette, a County resident, opposed the deferral, citing area traffic problems and noting he could not foresee any changes that could be made that would improve the request.

Mr. Paul Howder, Ms. Christen Martin, Mr. Harry Hanger, Ms. Mayna Preston, Mr. Curtis Grant, Ms. Dee Brindle, Ms. Amy Ambrose and Ms. Angie Mullins, area residents and Ms. Marleen Durfee, Executive Director of the Responsible Growth Alliance for Chesterfield, supported a 120 day deferral of the request to allow sufficient time to address concerns relative to inadequate transportation proffers, suggested alternatives that could be presented to the applicant, overcrowded schools, stub road connections, open space and environmental issues, traffic, police and EMS services, maintaining the neighborhood character, notification of all area residents affected by the proposed development, and comparable house sizes and quality.

There being no one else to speak, Mr. Wilson closed the public comment.

Ms. Coyner requested a 120 day deferral to the January 16, 2007, Planning Commission meeting.

Mr. Bass expressed appreciation to those in attendance for their concerns and support, noting although he would make the motion for the deferral, he did not think any substantive changes would transpire to address his concerns relative to the adequacy of infrastructure to support development in the area.



On motion of Mr. Bass, seconded by Mr. Gecker, the Commission resolved to defer Case 06SN0335 to the January 16, 2007, Planning Commission meeting.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

**G. CITIZENS' INPUT ON UNSCHEDULED MATTERS.**

Mr. C. L. Morrisette, County resident, complimented the Commission for their courtesy to the public and also expressed concerns relative to road conditions and traffic problems on Beach Road.

**H. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Gecker, seconded by Mr. Gulley, that the meeting adjourned at approximately 10:43 p. m. to September 20, 2006, at 7:00 p.m., at Monacan High School, 11501 Smoketree Drive in Chesterfield County.

AYES: Messrs. Wilson, Gecker, Gulley, Litton and Bass.

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Chairman/Date

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Secretary/Date